

AGENDA
METROPOLITAN AREA PLANNING COMMISSION
Thursday, December 2, 2021
1:30 PM

The virtual meeting of the Metropolitan Area Planning Commission will be held on **December 2, 2021** at **1:30 PM** in the City Hall Building, 1st floor - City Council Chambers, 455 N. Main, Wichita, Kansas

The meeting will be held virtually, public participation is available in multiple ways, those without technology options can participate in the hearing in-person at the Wichita City Hall Council Chambers - 455 N. Main Street, Wichita, KS 67202 (specified at the bottom of this notice). **If you have any questions regarding the meeting or items on this notice, please call the Wichita-Sedgwick County Metropolitan Area Planning Department at (316) 268-4421.**

Please see the end of this agenda for instructions on Public Virtual participation.

1.1 Roll Call

1.2 Approval of the prior MAPC meeting minutes
November 18, 2021

2. CONSIDERATION OF SUBDIVISION COMMITTEE RECOMMENDATIONS
Items may be taken in one motion unless there are questions or comments.

- 2.1 **SUB2021-00015:** Revised One-Step Final Plat – CORNEJO INDUSTRIAL DISTRICT 2ND ADDITION; located on the south side of East 21st Street North, 400 feet west of I-135 Highway.

RECOMMENDED ACTION: Approved 7-0

- 2.2 **SUB2021-00047:** One-Step Final Plat – WICHITA 23604 ADDITION; located on the northwest corner of East 55th Street South and South Hydraulic Avenue.

RECOMMENDED ACTION: Approved 7-0

- 2.3 **SUB2021-00048:** One-Step Final Plat – BAY RIDGE 2ND ADDITION; located one-quarter mile north of West 45th Street North, one-eighth mile west of North Ridge Road.

RECOMMENDED ACTION: Deferred

- 2.4 **SUB2021-00049:** Final Portion of Overall Preliminary Plat – RENNICK 3RD ADDITION; located on the northwest corner of West 45th Street North and North Hoover Road.

RECOMMENDED ACTION: Approved 7-0

- 2.5 **SUB2021-00050:** One-Step Final Plat – MULTIMODAL FACILITY ADDITION; located one block south of West Douglas Avenue, 1000 feet west of South McLean Boulevard.

RECOMMENDED ACTION: Approved 6-0

- 2.6 **SUB2021-00051:** One-Step Final Plat – CHARLEE JEAN ACRES ADDITION; located on the west side of South 159th Street East, 550 feet north of East 87th Street South.

RECOMMENDED ACTION: Approved 6-0

- 2.7 **SUB2021-00053:** One-Step Final Plat – ELM STREET ADDITION; located 250 feet north of West Central Avenue, 1100 feet east of West Zoo Boulevard.

RECOMMENDED ACTION: Approved 6-0

3. **PUBLIC HEARING – VACATION ITEMS**

ADVERTISED TO BE HEARD NO EARLIER THAN 1:30 PM.

Items may be taken in one motion unless there are questions or comments.

Complete legal descriptions are available for public inspection at the Metropolitan Area Planning Department – 271 West Third Street, 2nd Floor, Ste #201, Wichita, Kansas.

- 3.1 **VAC2021-00045:** City request to vacate the Platter's Text to allow development in a platted reserve on property generally located one block north of East 37th Street North and east of North Rock Road (in conjunction with zone change ZON2021-00049, from SF-5 Single-Family Residential to GO General Office).

RECOMMENDED ACTION: Approved 7-0

- 3.2 **VAC2021-00046:** City request to vacate a portion of East 19th Street North public street right-of-way generally located between North Ohio Avenue and the Wichita Drainage Canal & west of I-135.

RECOMMENDED ACTION: Approved 7-0

- 3.3 **VAC2021-00047:** City request to vacate a portion of the platted front yard setback on MF-29 Multi-Family Residential zoned property generally located west of South Webb Road, southwest of the East Harry - South Beech Streets' intersection on the north side of the East Osie Street turn-around.

RECOMMENDED ACTION: Approved 7-0

4. **PUBLIC HEARINGS**

ADVERTISED TO BE HEARD NO EARLIER THAN 1:30 PM.

- 4.1 **CON2021-00051:** County Conditional Use for Accessory Apartment on property zoned RR Rural Residential; generally located on the east side of South 231st Street West and one-quarter mile north of West Kellogg (US 54/400) (Goddard Influence Area).

PRESENTING PLANNER: **Matt Williams**

- 4.2 **CON2021-00052:** County Conditional Use to allow an Accessory Apartment on property zoned SF-20 Single Family Residential; generally located southeast of East 13th Street and North 127th Street East (12811 East Killenwood Drive).

PRESENTING PLANNER: **Matt Williams**

- 4.3 **CON2021-00053:** City Conditional Use to permit Vehicle and Equipment Sales on property zoned LC Limited Commercial; generally located on the west side of North Amidon Avenue, one-half mile north of West 29th Street North (3357 N Amidon Ave).

PRESENTING PLANNER: **Philip Zevenbergen**

- 4.4 **CON2021-00054:** City Conditional Use to permit the expansion of an existing substation on property zoned GI General Industrial; generally located one half-mile north of East 37th Street North and within one-half mile east of North Hydraulic Avenue.

PRESENTING PLANNER: **Bill Longnecker**

- 4.5 **CUP2021-00062:** City Amendment to Lawrence's Addition Community Unit Plan DP-348 to permit a restaurant/bar to have entertainment (defined as Night Club in the City) on property zoned LC Limited Commercial; generally located on the east side of South Seneca St and on the north side of West Kellogg (524 S Seneca).

PRESENTING PLANNER: **Kathy Morgan**

- 4.6 **ZON2021-00048:** City Zone Change from SF-5 Single-Family Residential to TF-3 Two Family Residential on property generally located within one block east of North Meridian Avenue and two blocks north of West 2nd Street north (2439 W. 3rd Street North).

PRESENTING PLANNER: **Philip Zevenbergen**

- 4.7 **ZON2021-00049:** City Zone Change from Single-Family (SF-5) to General Office (GO) to allow development of an office building (in conjunction with VAC2021-00045, change of platter's text), Generally located on the east side of North Rock Road and within a quarter mile north of East 37th Street North.

PRESENTING PLANNER: **Bill Longnecker**

- 4.8 **ZON2021-00050:** City Zone Change from Limited Commercial (LC) to General Commercial (GC) to allow redevelopment, generally located on the south side of West Maple Street and within one quarter mile east of South West Street (3623 West Maple Street).

PRESENTING PLANNER: **Kathy Morgan**

- 4.9 **ZON2021-00051:** City Zone Change from SF-5 Single-Family Residential to MF-18 Multi-Family Residential with a Protective Overlay; generally located east of North Hoover Avenue and 675 feet north of West Central Avenue.

PRESENTING PLANNER: **Philip Zevenbergen**

- 4.10 **ZON2021-00052:** City Zone Change from SF-5 Single-Family Residential to MF-18 Multi-Family Residential with a Protective Overlay; generally located northwest of West Central Avenue and North Hoover Avenue (915 North Hoover Avenue).

PRESENTING PLANNER: **Philip Zevenbergen**

6. **NON-PUBLIC HEARING ITEMS**

None

7. **Other Matters/Adjournment**

PLEASE NOTE THIS MEETING IS CONSIDERED AN EMERGENCY MEETING OF THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION due to COVID-19, WHICH WILL IMPOSE SPECIAL PROCEDURES TO PARTICIPATE IN THE PUBLIC HEARING. THESE ARE AS FOLLOWS:

The meeting will be conducted “virtually” using Go-To-Meeting. You have multiple options to participate: 1) submit comments ahead of time, 2) participate remotely, or 3) attend in-person at the Wichita City Hall Building (see below).

Submit Comments Ahead of Time

You can submit comments regarding items on the Planning Commission agenda to the Wichita-Sedgwick County Metropolitan Area Planning Department (Planning Department). Comments must be received by the Planning Department no later than 5pm 3 days prior to the meeting. Please be sure to provide ample time for delivery. The comments can be submitted in the following formats: email; letter; video; and audio message (mp3, etc.). The comment should indicate which item they pertain to and be less than three (3) minutes in duration. The comments should be submitted to Planning Department staff using the contact information below. The comments received ahead of the submission deadline will be shared with the MAPC, prior to or during the meeting.

Email	Planning@wichita.gov
Mailing Address	Wichita-Sedgwick County Metropolitan Area Planning Department Attn: <u>Scott Wadle</u>

	271 W. 3 rd Street – Suite 201 Wichita, KS 67202
Phone	316.268.4421
Fax	316.858.7764

Participate Remotely

Please join my meeting from your computer, tablet or smartphone.

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Attend In-Person

You may also participate in the hearing in-person at the Wichita City Hall Council Chambers (455 N. Main Street, Wichita, KS 67202). Please note that security screening is required for public access to the building, self-paid parking is available nearby, and COVID-19 protocols are in place. For more information please visit www.wichita.gov/visitcityhall. The in-person option is primarily intended for those without other technology options, and who have not previously submitted recorded audio or video comments. If you have any written or visual materials you wish to present, please contact Planning Department Graphics staff (316-268-4464) by 5pm, 3 days prior to the meeting.

Scott Wadle, Secretary

Wichita-Sedgwick County Metropolitan Area Planning Commission